

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS**

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INFORMATION BULLETIN 2005-17 (MP)

**TO: Mobilehome Park Operators
 Mobilehome Park Local Enforcement Agencies
 Mobilehome Park Interested Parties
 Standard Plan Approval (SPA) Manufacturers
 City and County Building Officials
 Division Staff**

**SUBJECT: LEGISLATIVE AND REGULATORY CHANGES SPECIFICALLY
 RELATING TO MOBILEHOME PARKS ABOVE 5,000 FEET IN
 ELEVATION.**

This Information Bulletin announces a legislative change to the Mobilehome Parks Act (California Health and Safety Code (HSC), Division 13, Part 2.1, commencing with section 18200), specifically relating to HSC section 18552. As a result of this change, the Department of Housing and Community Development (Department) amended the regulations contained in the California Code of Regulations (CCR), Title 25, Chapter 2, commencing with section 1000, which will become effective January 1, 2006.

Recent legislation ([Chapter 325, Statutes of 2005 \(Assembly Bill No. 1064, Cogdill\)](#)), amended Section 18552 of the Mobilehome Parks Act relating to the installation of manufactured homes and cabanas in mobilehome parks above 5,000 feet in elevation. This amendment allows manufactured homes that do not meet the minimum snow roof loads in mobilehome parks above 5,000 feet in elevation to be installed only if the home has a minimum 60-pound roof load capacity and the park has an approved Snow Roof Load Maintenance Program. This bill also requires cabanas constructed or installed in parks above 5,000 feet to meet the minimum roof loads for the area. This amendment eliminates the provision that permitted a cabana with a roof load less than the minimum for the area to be installed under a Snow Roof Load Maintenance Program. Additionally, the provision to automatically rescind this section of law on January 1, 2007, has been deleted.

Because of these legislative changes, the Department has amended the regulations contained in CCR Title 25, Chapter 2, section 1338.1, which previously allowed homes

with any roof load capacity to be installed in parks above 5,000 feet, provided the park had a Snow Roof Load Maintenance Program; and deleted section 1433.1 that allowed cabanas to be installed that did not meet the minimum roof load requirements for the area.

Effective January 1, 2006, the installation in parks above 5,000 feet in elevation of manufactured homes that are not designed and constructed to meet the required roof load for the area will be allowed only if the manufactured home has a minimum roof live load capacity of 60 pounds per square foot and the park has an approved Snow Roof Load Maintenance Program. Additionally, all cabanas installed in any park must meet the minimum roof load requirements for the area in which they are installed.

The complete text of each law can be reviewed through the Official California Legislative Information website using the Internet address: www.leginfo.ca.gov. The text of the Mobilehome Park and Installation regulations are available at www.hcd.ca.gov/codes/mp.

For questions regarding mobilehome park or special occupancy park requirements, please contact the Department's Mobilehome and Special Occupancy Parks Program at (916) 445-9471. You may also contact the Department via our web comment at: <http://www.hcd.ca.gov/comments/>.

A handwritten signature in black ink, appearing to read 'Kim Strange', with a long horizontal flourish extending to the right.

Kim Strange
Deputy Director